PETITICAL FOR ZONING VALLANCE 72-259-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.3B.3(103.3)1A00.3B.3. to permit a side yard setback of 36' instead of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Contour interval to the west of existing structure drops rapidly to prevent construction without significant regrading and backfill. Existing septic system prevents construction to the North of existing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adepted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): WILLIAM D. & MARCIA J. WOLF (Type or Print Name) Millian OShoy WILLIAM D. WOLF MARCIA J. WOLF 3508 Baker Schoolhouse Road 329-6017 Freeland, Maryland 21053 Name, address and phone number of legal owner, contract purchaser or representative to be contacted WILLIAM D. WOLF 3508 Baker Schoolhouse Road Freeland, Maryland 21053 329-6017

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_23rd 

County, on the \_\_\_\_\_ 3rd \_\_\_\_ day of \_\_\_\_ June \_\_\_\_, 19.82 \_\_\_, at 9:45 o'clock - A M

Thursday

FIL ING

CEIVED

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E.

May 14, 1982

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21201

> Re: Item #183 (1981-1982) Property Owner: William D. & Marcia J. Wolf N/S Baker Schoolhouse Rd. 310' W. of Mikules Manner La. Acres: 170/170.03 x 437.10/440.53 District: 6th

Dear Mr. Hammond:

DIRECTOR

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

2

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This property, which is utilizing private onsite water supply and sewage disposal facilities is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-4A, as amended, indicate "No Planned Service" in the area.

RAM: EAM: FWR: SS

cc: Jack Wimbley

OO-SE Key Sheet 151 NW 29 Pos. Sheet NW 38 H Topo

RE: PETITION FOR VARIANCE N/S Baker Schoolhouse Rd., 310' W of Mikules Manner Lane, 6th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

WILLIAM D. WOLF, et ux, Petitioners

Case No. 32–259-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, ! hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2138

I HEREBY CERTIFY that on this 12th day of May, 1932, a copy of the foregoing Order was mailed to Mr. and Mrs. William D. Wolf, 3508 Baker Schoolhouse Road, Freeland, Maryland 21053, Petitioners.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGTOWSON, MARYLAND 21204
494-3550 DEPARTMENT OF TRAFFIC ENGINEERING STEPHEN E. COLLINS DIRECTOR

May 10, 1982

Mr. Villiam Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

RE: ZAC Meeting of March 23, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Items number 181, 182, (183,) 184, 186, 187, 188 and 189.

> Very truly yours, C. Richard Moore Assistant Traffic Engineer Planning & Design

CRM/bza

cc - Mr. Jack Wimbley Current Planning

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZOTING PLANS ADVISORY COMMITTEE

Hay 24, 1982

COUNTY OFFICE BLDG. 111 %. Chesapeake Ave.

Chairman

MEMBERS

Nicholas B. Commodari ir. & Mrs. Milliam D. Molf 350% Balter Schoolhouse Road

Freeland, Maryland 21053 RE: 1tem Fo. 183 Petitioner - William D. Volf, et ux Variance Petition

Department of Traffic Engineering Dear Mr. & Mrs. Voli: State Roads Commission

Bureau of Fire Prevention Project Flanning Realding Department Board of Education Zoning Administration Industrial

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a hearing on this case. The Director of Flanning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Chairman Zoning Plans Lavisory Committee

MEC:mch

Enclosures

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR

May 18, 1982

Mr. William E. Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

JLW:rh

Comments on Item #183, Zoning Advisory Committee Meeting, March 23, 1982, are as follows:

Property Owner: William D. and Marcia J. Wolf Location: N/S Baker Schoolhouse Road 310' W. of Mikules Manner Lane Acres: 170/170.03 X 437.10/440.53 District: 6th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Planner III Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

May 4, 1982

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120b

Dear Mr. Hammond:

Comments on Item 183, Zoning Advisory Committee Meeting of March 23, 1982, are as follows:

> Property Owner: Location:

William D. & Marcia J. Wolf N/S Baker Schoolhouse Road 310' W. of Mikules Manner Lane Existing Zoning: R.C. 2

Proposed Zoning: Variance to permit a side setback of 36

in lieu of the required 50. 170/170.03 X 437.10/440.53

District: The existing dwelling is served by a drilled well and septic

system, both of which appear to be functioning properly. The proposed addition will not interfere with the location of the well or septic system, therefore no health hazards are anticipated.

BUREAU OF ENVIRONMENTAL SERVICES

5 Tax Map

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this June day of June 19 82, that the herein Petition for Variance(s) to permit a side yard setback of 36 feet in lieu of the required 50 feet, for the expressed purpose of constructing a breezeway and garage in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

peputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

FOR

June 7, 1982

Mr. & Mrs. William D. Wolf 3508 Baker Schoolhouse Road Freeland, Maryland 21053

RE: Petition for Variance
N/S of Baker Schoolhouse Rd., 310' W of
Mikules Manner Lane - 6th Election District
William D. Wolf, et ux - Petitioners
NO. 82-259-A (Item No. 183)

Dear Mr. & Mrs. Wolf:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. H. Jung

EAN M. H. JUNG

Deputy Zoning Commissioner

JMHJ/mc

N

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

ANTONIO MENTO MENTAL DIRECTOR DE CONTRE DE CON

PALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

Paul H. Reincke Chief April 26, 1982

Mr. William Hammond

Toning Commissioner

Office of Planning and Zoning

Baltimore County Office Building

Towson, Maryland 1204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: William D. and Marcia J. Wolf

Location: N/S Baker Schoolhouse Road 310' W. of Mikules Manner Lane

Item No.: 183 Zoning Agenda: Meeting of March 23, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_\_feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_
- EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- . (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, jet this time.

REVIEWER: At Joseph My 1/1/19 Approved:

Planding Group

Special Inspection Division

Noted and Standard Millegand Millegand

Fire Prevention Bureau

Special Inspection Division

JK/mb/cm

May 4, 19

Mr. & Mrs. William D. Wolf 3508 Baker Schoolhouse Road Freeland, Maryland 21053

NOTICE OF HEARING

Re: Petition for Variance
N/S Baker Schoolhouse Road, 310' W. of
Mikules Manner Lane
Case #82-259-A

DATE: Inursday, June 3, 1982

0

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF BALTIMORE COUNTY

#### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO\_\_\_\_\_William Hammond Date April 9. 1982

c/o Nick Commodari

FROM Charles E. Burnham

SUBJECT Zoning Advisory Committee

Item #181 Standard comment only. Item #182 Standard comment only. / Item #183 Standard comment only. Item #184 Standard comment only. Item #185 Standard comment only. Item #186 Standard comment only. Item #187 Standard comment only. Item #188 See comments. See comments.

Meeting of March 23, 1982

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 30, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 23, 1982

RE: Item No: 131, 182, 183, 184, 185, 186, 197, 188, 189
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

(Um leach leach)

Wm. Nick Petrovich, Assistant

Department of Planning

WNP/

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

May 28, 1932

Mr. & Mrs. William D. Wolf 3505 Paker Schoolhouse Road Freeland, Maryland 21053

Re: Petition for Variance

N/S Baker Schoolhouse Rd., 310' W of

Mikules Manner Lane

William D. Wolf, et ux - Petitioners

Casa #82-259-A Item #183

Dear Mr. & Mrs. Wolf:

This is to advise you that \$41.75 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

WILLIAM E. HAMMOND Zoning Commissioner

Very truly yours,

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 107662

ACCOUNT 01-662

AMOUNT \$41.75

RECEIVED Marcia J. Wolf
FROM: Advertising & Posting Case #82-259-A

C B15444444417510 8034A

TITION FOR VAR

PETITION FOR VARIANCE

6th Election District

ZONING: Petition for Variance

LOCATION: North Side (

OCATION: North Side of Baker Schoolhouse Road, 310' West of Mikules

Manner Lane

DATE & TIME: Thursday, June 3, 1982 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, III W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and

Regulations of Baltimore County will hold a public hearing:

Petition for Variance to permit a side yard setback of 36' irstead of the required 50'

All that parcel of land in the Sixth District of Baltimore County

Being the property of William D. Wolf, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, June 3, 1982 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, Ill W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

#### DESCRIPTION

Beginning at a point 310 feet west of Mikules Manner Lane on the north side of Faker Schoolhouse Road, as recorded in the land records of Baltimore County in Plat Book E.H.K.Jr. No. 38 Folio 28. Known as Lot 6, otherwise known as 3508 Baker Schoolhouse Road.

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commission er
Norman E. Gerber, Director Date\_Moy 21, 1982

FROM Office of Planning and Zoning

SUBJECT\_\_ Zoning Petition No.82-259-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber per Houvell Director of Planning and Zoning

NEG:JGH:slc

PETITION FOR VARIANCE

ZONING: Petition for Variance
LOCATION: North Side of Baker
Schoolhouse Road, 310 West of
Mikules Manner Lane
DATE & TIME: Thursday, June 3,
1982 at 3:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 36' instead of the required 50'.

All that parcel of land in the Six h District of Baltimore County

Beginning at a point 310 feet west of Mikules Manner Lane on the north side of Baker Sch ×'house Road, as recorded in the land records of Baltimore County in Plat Book E.H.K. Jr. No. 38 Folio 28. Known as Lot 6, otherwise known as 3508 Baker Schoolhouse Road.

Being the property of William D. Wolf, et ux, as shown on plat plan filled with the Zoning Department. Hearing Date: Thursday., June 3, 1962 at 3:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of

WILLIAM E. HAMMOND,

Zoning Commissioner

of Baltimore County

Zoning Commissioner of Baitimore County May 13.

19<u>82</u>\_\_\_

cc: Arlene January Shirley Hess

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this Filing Fee \$ 500 \_\_\_\_ Check

BALTIMORE COUNTY, MARYLAND No. 105798 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 3/7/82 \_ACCOUNT\_01-661

Item 183

5. Hammond, Zoning Commissioner William wolf he asile i mand and Diena Ille

the Petition for assignment of a

AMOUNT\_\_\_\_ #25.00 FROM: William Isilf We sence 1 13.11 an + March

VALIDATION OR SIGNATURE OF CASHIER

12017 183 28687878 9

0

# TOWN COMMUNITY TIMES County Times

Cost of Advertisement, \$\_\_\_\_\_

inster, Md., May 13 nnexed..... PO - ,33143

ressive weeks previous to the 13th REISTERSTOWN COMMUNITY TIMES in The Carroll County Times a daily

CERTIFICATE OF PUBLICATION

TC WSON, MD., \_\_\_\_\_\_\_ May 13\_\_\_\_\_, 19\_82\_

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

or \_one\_time\_\_ recommensately before the \_\_3rd\_\_\_\_

day of \_\_\_\_\_June\_\_\_\_, 19\_82, the first publication

appearing on the \_\_13tb\_\_\_\_\_ day of \_\_\_\_\_\_\_\_

Frank Sirretter

Carroll County, Maryland,
REISTERSTOWN CONTUNITY TIMES THE CARROLL COUNTY FIMES Per alere Clark

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

	100mon, Maryland 82-259-A
District 6th	
Posted for: Larianne	Date of Posting May 14 1982
D. 101:00: 00	feld it ux
Location of property: 2015 32027	relation of a
Mitulen Infamer	Jane
Location of Signs: Forth side	of Bapers-1-01
350 west of mitul	of Bakerschoolhouse Pood, approx.
Remarks:	
Posted 1 2 Anthe Signature	
Number of Signs:	Date of return May 21, 1981
	ι



6" ELECTION DEFRICT BALTIMORE COUNTY, MARYING NBS 26'E' 170.03 10 deprivage + 11+21+1 Lot 7 vacant lot owned by & William + Marcia BARCETT 28232 Trisming MALLIE Neil + Linnea Strien (50' MINIMOM BULLSING School Line





SECTION OUT MIKULES  ANDRIC EIR IR Nº 38 TO	· 8 .4.55	ZONING RCZ	(RDP)
Variance request for 36' side setback setback must be must be more must be more must be some some some some some some some som		LOCATION MAD SCA-EI'= 1000'	Middle Const

5 31 45 Zow 170"

SCHOOL HOUSE

By pt 3101 wast of Mikeles Harner

MICHOCO MANNER LANE

241 - paving

